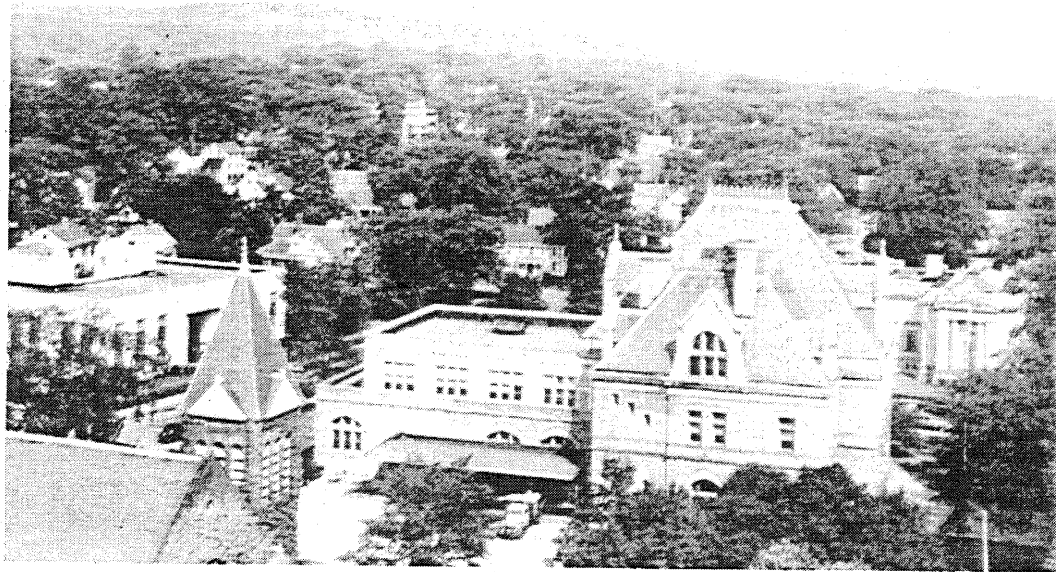


1. INTRODUCTION

The planning for the City of Concord's civic and institutional architecture has always been a part of the community's cultural tradition. The settlers who established Concord along the bend in the Merrimack River in the early 1700's developed a master plan for their settlement. As this process evolved, ordinances and regulations for private development were introduced and updated to ensure that rational and harmonious development would continue as an important feature of the City of Concord.

1.1 CITY DEVELOPMENT

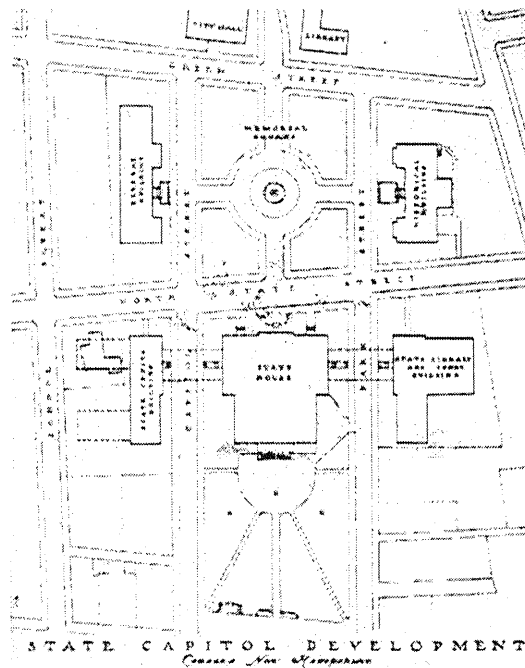
The unique characteristics of being both a city with a strong historic character and a state capital required that architectural and planning standards be established for the community. The location and relationship between government complexes and business enterprises will be guided by these standards. Maintaining Concord's architectural character is important to local citizens because of their continuing tradition of financial and political involvement in civic development.



Northern view of Concord

1.2 DESIGN TRADITION

The City's first master plan was created in 1726 and became the initial action in developing the urban design tradition of Concord. Historic buildings within the central civic complex were financed by local residents and built by local stone-cutters and craftsmen using indigenous material such as brick and granite. This combination of public interest and local pride in Concord's built environment continues today.



Proposed 1930's plan by Gov. Winant

The State House complex and Concord's central business district evolved during the 19th century railroad era. The special character and quality of the main street became a crucial issue of the 1970's revitalization and has been protected and enhanced through sensitive development. This architectural evolution is also evident in the surrounding residential areas and commercial districts.



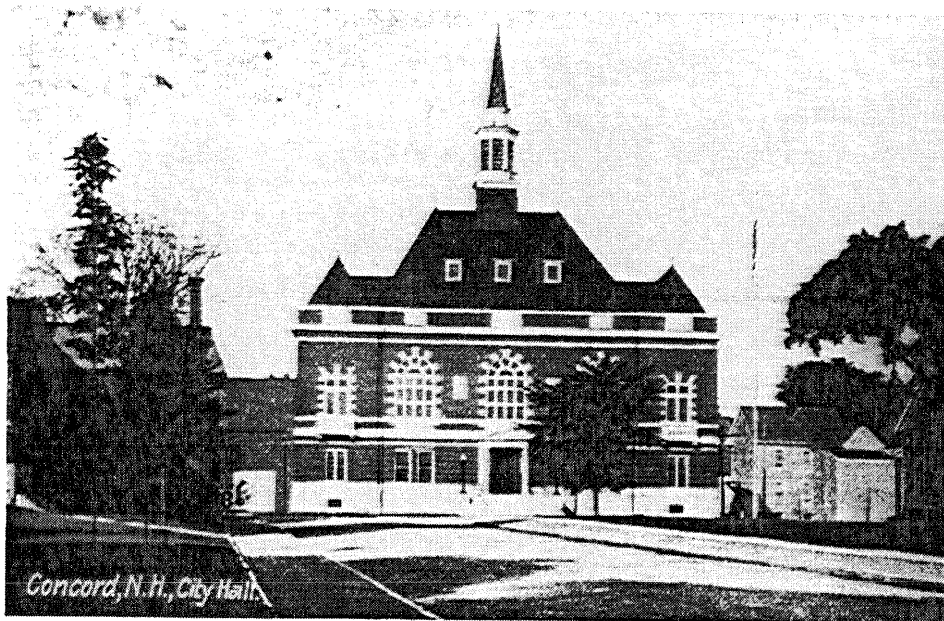
Antique postcard

1.3 DESIGN REVIEW HISTORY

Issues involving harmonious building relationships and compatibility of architecture were first addressed by City officials in the 1930's. Concord adopted its original requirements in 1967 for review of buildings within the State House area. The scope of architectural design review was expanded in 1977 to ensure that new buildings in certain districts would be consistent with the City's 19th century architecture.

At present, designated areas of the City require design approval before issuance of a building permit. Applicable projects are first reviewed by the Planning Board's Design Review Committee. The Committee's comments are given to the Planning Board for consideration as part of its final action on development applications.

The increased municipal participation in design matters will ensure the continuation of Concord's design tradition in future development. Local zoning regulations affecting design review are being made more rigorous and special districts, such as the Gateway District, have recently been developed to protect Concord's heritage and architectural appearance.



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